

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**August 15, 2013**



**FP13-09: proposed Final Plat of Traditions Subdivision – Phase 8A**

**SIZE AND LOCATION:** 5.509 acres of land out of T.J. Wooten Survey, A-59 wedged between Traditions Boulevard and Persimmon Ridge Drive and adjoining the south side of W. Villa Maria Road

**EXISTING LAND USE:** vacant acreage

**ZONING:** Planned Development – Mixed Use (PD-M)

**APPLICANT(S):** Eddie Hare

**AGENT(S):** Schultz Engineering, LLC

**STAFF CONTACT:** Maggie Dalton, Staff Planner



**PROPOSED SUBDIVISION AND RECOMMENDATION:**

The proposed subdivision creates 11 lots intended for single-family residential development and 2.662 acres of common area on 5.509 acres of vacant land currently zoned Planned Development – Mixed Use District (PD-M). The proposed final plat complies with all applicable codes and ordinances.

The Site Development Review Committee and staff recommend **approving** this proposed final plat.